

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, DECEMBER 1, 2016**

Present: Peter F. Murphy, Springfield District
Frank A. de la Fe, Hunter Mill District
James R. Hart, Commissioner At-Large
Ellen J. Hurley, Braddock District
John C. Ulfelder, Dranesville District
James T. Migliaccio, Lee District
Julie M. Strandlie, Mason District
Earl L. Flanagan, Mount Vernon District
Janyce N. Hedetniemi, Commissioner At-Large
Timothy J. Sargeant, Commissioner At-Large

Absent: Kenneth A. Lawrence, Providence District
Karen Keys-Gamarra, Sully District

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The meeting was called to order at 8:18 p.m., by Chairman Peter F. Murphy in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

SE 2016-DR-011 – H&M OF VIRGINIA, LLC

(Decision Only) (The public hearing for this application was held on November 30, 2016.)

(Start Verbatim Transcript)

Commissioner Ulfelder: Thank you, Mr. Chairman. Last evening, we had a public hearing on a lot width special exception, SE 2016-DR-011. And at the – after the conclusion of the public hearing I moved, and the Commission approved, to defer the decision only to January 19th. It turns out the Planning Commission is not meeting on January 19th. So I would like to offer a new motion for deferral for that item. I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR SE 2016-DR-011, TO A DATE CERTAIN OF JANUARY 18TH, 2017, WITH THE RECORD REMAINING OPEN FOR SUBMITTED COMMENTS.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Is there a discussion of that motion? All those in favor of the motion to defer, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 10-0. Commissioners Keys-Gamarra and Lawrence were absent from the meeting.

(End Verbatim Transcript)

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PA 2016-I-B1 - BAILEYS CROSSROADS COMMUNITY SHELTER – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment concerns a 20,000 square foot parcel (Tax map # 61-2 ((20)) 7) located at 5914 Seminary Road, Falls Church, VA, and a 15-foot strip of land adjacent to the northern boundary of the subject parcel dedicated as a public right-of-way for Seminary Road that is expected to be vacated and abandoned. The area is planned for mixed uses, office, retail, and residential and institutional. The Plan Amendment considers public facilities uses up to 0.70 floor area ratio (FAR) as a community shelter. (MASON DISTRICT) (PUBLIC HEARING)

David Stinson, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of PA 2016-I-B1.

Commissioner Strandlie discussed with Mr. Stinson the structures located around the current shelter wherein Mr. Stinson said there were townhouses, daycares and churches located around the site. Then Commissioner Strandlie discussed with Mr. Stinson the structures located around the proposed site wherein he said there were automobile repair, self-storage and retail uses.

Commissioner Flanagan discussed with staff the proposed relocation of Seminary Road and how that would affect the proposed shelter wherein Joan Beacham, Department of Public Works and Environmental Services (DPWES) explained the following:

- The drawing in Figure 3 of the staff report was conceptual and the new Seminary Road would not be utilizing any part of the subject property;
- The shelter would not have direct access to the new Seminary Road; and
- The proposed shelter would have frontage on the current Seminary Road which would continue to exist as a smaller roadway after the new road was built.

Commissioner Hart discussed with staff whether a .7 FAR would accommodate the future needs of the area wherein Ms. Beacham said that approval of a .7 FAR would address the future needs of the area by allowing the County to build the shelter along with additional supportive housing.

In response to a question from Commissioner Hurley, Mr. Stinson said the Comprehensive Plan envisions a recreation-based park along with an athletic field at Leesburg Pike and Columbia Pike.

Chairman Murphy called the first listed speaker and recited the rules of testimony.

Mary Lee DiSpirito, 4505 Windsor Arms Court, Annandale, spoke in support of the proposed plan amendment because it would provide medical beds and transitional housing that the current shelter does not offer. As the coordinator of the Meals on Wheels Program, she said having the proposed shelter in the same area allows her to maintain the shelter as a drop point for her drivers.

Don DiSpirito, 4505 Windsor Arms Court, Annandale, also spoke in support of the proposal citing the need for a new shelter to provide professional services for the homeless population for the area. He said it was a safe area that the residents were familiar with and would have access to bus lines and other services.

Craig Gains, 3523 Paul Street, said he had a concern for the shelter residents because of the lack of sidewalks on the southern side of Seminary Road. He noted that there were some sidewalks in the area but the connectivity was lacking. Mr. Gains also stated a concern of the addition of 50 supportive units that would require a connection into an older sewer system.

Following up on the previous speakers' comment, Commissioner Migliaccio discussed with staff the location of the bus stops to the proposed shelter wherein Kristin Calkins, Transportation Planning Division, Department of Transportation, said that because the proposed shelter was in close proximity to the current one, the residents would be utilizing the same bus stops. She noted that along Leesburg Pike there were bus stops located on both sides with a pedestrian signal and recently updated ADA ramps. Ms. Calkins said she would check with Fairfax Connector office to determine if any additional bus stops were planned for the area.

Joseph Gargiolo, 5826 Seminary Road, said he was an area business owner as well as a board member of the Keys for the Homeless. He said the subject area had a low crime rate and asked if there could be a commitment for additional police presence due to the increase in area population. In addition, Mr. Gargiolo asked what the length of stay was for shelter residents noting that it would be an asset to have possible employees nearby.

Dean Kline, Office to Prevent and End Homelessness, noted that the average length of stay in a shelter during a twelve-month period was 43 days.

Captain Matt Owens, Planning and Research Bureau, Police Department, said that the police routinely did proactive patrols in this area as preventive measures. In addition, he said that this location had three patrol areas that converged therefore there could be up to six officers patrolling during shift overlaps.

Jeff Lusinek, 9155 Richmond Highway, Fort Belvoir, said he was an employee at the Kennedy Shelter. He spoke in support of the plan amendment stating that shelters provided stability for

people in need. He said the proposed shelter was in the revitalization plan. Mr. Lusinek noted that since the current shelter was within a quarter mile of this location he couldn't foresee any crime increase for the area.

Commissioners Hurley and Hart discussed with staff the supportive housing units wherein Mr. Kline explained that the intended use was to provide permanent stable housing for individuals who had previously been homeless; therefore, there would be no time limit placed on these units. He noted that this proposal was for 15 units and the residents would have a signed agreement to contribute toward the rent. Mr. Kline explained that this would allow the County to combine emergency services with permanent supportive housing for the homeless population in one location.

Commissioners Flanagan and Migliaccio suggested that staff provide a transportation layout map which would depict the six bus stops in the area along with pedestrian connectivity prior to the Board of Supervisors hearing. Ms. Calkins noted that all the bus stops were within a quarter mile of the proposed shelter. Commissioner Strandlie said that these bus stops were the same ones currently in use by the residents of the shelter and noted the importance of providing them a safe way to get to transportation.

Lorena McDowell, Director, Northern Virginia Family Services, 3525 Moncure Avenue, Falls Church, explained that her organization was the service provider for the Bailey's Community Shelter and they had recently revitalized the services available to the residents. Ms. McDowell said the permanent supportive housing was an important service to provide onsite because it offers those residents a permanent location while maintaining emotional and financial support along with peer-to-peer counseling.

Chris Caperton, PD, DPZ, noted that there was an errors in the staff report on Pages 18 and 19. He said on Page 18, the reference to "15,000 square feet for the future building", and on Page 19 the reference to "a public facility of approximately 15,000 square feet" should be changed to "approximately 22,000 square feet." Mr. Caperton explained this change was due to a recalculation of the square footage under the .7 FAR. Commissioner Hart confirmed with Mr. Caperton that this change was still within the scope of the advertisement because it referred to the .7 FAR only.

Reiterating Commissioner Flanagan and Migliaccio's previous request, Commissioner Strandlie asked staff to provide transportation maps with pedestrian connectivity prior to the Board hearing. She also noted a letter submitted by Mike O'Reilly, Chairman of the Board of Fairfax/Falls Church Partnership to Prevent and End Homelessness, in support of the application.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Strandlie for action on this case.

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(Start Verbatim Transcript)

Chairman Murphy: Public hearing is closed. Ms. Strandlie.

Commissioner Strandlie: Okay, thank you, Mr. Chairman. On July 26th, 2016, the Board of Supervisors authorized Policy Plan Amendment 2016-I-B1. The authorization directed staff to evaluate a parcel located at 5914 Seminary Road, Falls Church, Virginia, Tax Map 61-2 ((20)) 7, for a public facilities use at a maximum intensity of 0.70 floor area ratio for use as a community shelter. The existing Baileys Crossroads Community Shelter, located less than a quarter mile or 1,000 feet thereabouts, south of the subject property is outdated and does not meet accessibility requirements. This plan amendment facilitates the relocation of the Baileys Crossroads Community Shelter to a nearby location and the new facility will provide emergency beds and permanent supportive housing units in accordance with the County's housing first strategy. The Mason District Land Use Committee unanimously recommended approval. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE APPROVAL OF THE STAFF'S RECOMMENDATION FOR PA 2016-I-B1, FOUND ON PAGES 11 THROUGH 20 OF THE STAFF REPORT DATED NOVEMBER 17TH, 2016, WITH THE TWO REFERENCES TO 15,000 SQUARE FEET CHANGED TO READ "APPROXIMATELY 22,000 SQUARE FEET".

Commissioner Hedetniemi: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it adopt PA 2016-I-B1, as articulated by Ms. Strandlie, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 10-0. Commissioners Keys-Gamarra and Lawrence were absent from the meeting.

(End Verbatim Transcript)


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The meeting was adjourned at 9:28 p.m.
Peter F Murphy, Chairman
James R. Hart, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office,
12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Teresa M. Wang

Approved on: May 4, 2017



John W. Cooper, Clerk
Fairfax County Planning Commission